

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Oak Hammock LP/Oak Hammock    **Case #:** 7-R-04

**Date:** January 13, 2004

**Comments:**

1. Please contact Tim Welch for Engineering comments.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Oak Hammock LP/Oak Hammock    **Case #:** 7-R-04

**Date:** January 13, 2004

**Comments:**

1. Flow test required.
2. Show hydrant locations along required fire lane as per ISO requirements. Private fire main system required as per NFPA 24. Show fire main on civil plan along with DDC at point of connection to City water system.
3. Dimension fire lane as per 3-5 of the FFPC. A 60 ft outside turning radius required.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Info. Systems

**Member:** Gary Gray  
(GRG)  
954-828-5762

**Project Name:** Oak Hammock LP/Oak Hammock    **Case #:** 7-R-04

**Date:** January 13, 2004

**Comments:**

1. No apparent interference will result from this plan at this time.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Oak Hammock LP/Oak Hammock

**Case #:** 7-R-04

**Date:** January 13, 2004

**Comments:**

1. All Tree Preservation Ordinance requirements apply. A comprehensive list is required for the trees on site, listing each tree individually. An Arborist's report may be required for certain trees, to verify if special preservation requirements apply. Site plan redesign may be required to preserve "large, existing desirable trees". Removal of "specimen" trees requires equivalent replacement by cash value only to the Tree Canopy Trust Fund.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

**Recommendations:**

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** Oak Hammock LP/Oak Hammock    **Case #:** 7-R-04

**Date:** January 13, 2004

**Request:** Site Plan Level II / 52 multifamily units / RM-15

**Comments:**

1. This is a new use and must meet all current code requirements.
2. Show the outline of adjacent structures and indicate their uses on the site plan.
3. Provide a narrative outlining compliance with Sec 47-25.2 Adequacy.
4. Show the location of all trash receptacles and A/C units on the site plan.
5. Provide a five foot sidewalk along each street frontage.
6. Discuss vehicle stacking requirements with the Engineering Rep.
7. Parallel parking spaces are required to be a minimum of 8'8" by 24'.
8. Dimension the parking spaces in the garages. The minimum size for these spaces should be 8'8" by 18'. The entry doors from the garage to the house appear to open into the required parking spaces.
9. Discuss whether or not the entrance to the parking areas will be gated with the Engineering Rep.
10. The drive aisle for two-way travel is required to be 24' in width, discuss with Engineering Rep. at the meeting.
11. Provide a photometric diagram that shows the illumination levels at the property line.
12. Show all exterior light fixtures on the site plan.
13. Correct the street name on all sets of plans.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

14. Show the fence on the site plan.
15. Discuss signage with the Zoning Rep.
16. Respond to the DRC comments within 90 days or further review may be required.
17. Additional comments may be forthcoming.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Police **Member:** Det. Gary J. Gorman  
954-828-6421

**Project Name:** Oak Hammock LP/Oak Hammock **Case #:** 7-R-04

**Date:** January 13, 2004

**Comments:**

1. Will there be a security fence/gate at project openings?
2. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
4. Will there be sufficient common area lighting to prevent any blind or dark spots within this facility?
5. Will impact resistant glass be used?
6. Will all solid entry/exit doors have a 180-degree viewing device? (Peep-Hole)
7. All entry doors and locking devices will have sufficient security rating.
8. Due to the type of entryway, will there be an intercom system installed at the front doors?
9. Will all garage doors have a secondary locking device?
10. Will each unit have a perimeter security system to include glass break protection and panic buttons for emergency conditions?
11. Will CCTV be used to monitor this site to include entry/exit points, common areas, and the pool recreation area?
12. How will access to the pool area be controlled?
13. Will there be on-site security or management?

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

14. All landscaping should allow full view of location.
15. Is there sufficient turn around space at the entry/exit points in order to prevent any traffic problems on the entry roadway?
16. Will there be an intercom system at the entry/exit points of this facility?
- 17. Please submit comments in writing prior to DRC sign-off.**



**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Oak Hammock LP/Oak Hammock      **Case #:** 7-R-04

**Date:** January 13, 2004

**Comments:**

1. Provide a narrative outlining how the proposed multifamily development complies with the Adequacy requirements of section 47-25.2.
2. Discuss the site circulation with the applicant and Engineering representative during the various phases of the project.
3. Provide a parking breakdown on the number of sleeping rooms plus dens pursuant to section 47-20.2 for multifamily dwellings.
4. Dimension setback of the decorative wall/fence on the site plan pursuant to the requirements of section 47-19.5.
5. Residential signs shall comply with the requirements of section 47-22.4.B.1-2.
6. Provide a data table listing the required and proposed setbacks.
7. Discuss easement requirements with the applicant.
8. Balconies shall not encroach into the required setback more than three (3) feet or twenty (20%) of the linear of the façade in which they are located. Dimension all balconies and provide calculations.
9. Indicate the location of all mechanical equipment pursuant to the requirements of sections 47-19.2.S and 47-19.2.Z.
10. Provide a five (5) foot sidewalk along public right of ways.
11. Parallel parking spaces shall be a minimum of 8'8" X 24' pursuant to section 47-20.11.
12. Dimension building height from grade, pursuant to the definition of building height in section 47-2.